

Article III Definitions

Section 1. Meaning of Words

All words not defined herein shall carry their customary and usual meanings. Words used in the present tense shall include the future. Words used in the singular shall include the plural and vice versa. The word "lot" shall include "parcel" and "plot." The word "shall" is used to indicate the mandatory and the word "may" is used to indicate the permissive. The words "occupied" or "used" shall be considered as though followed by the words "or intended, arranged, or designed to be used or occupied."

Section 2. Definitions

ABUTTING PROPERTY: Any lot which is physically contiguous with the lot in question even if only at a point and any lot which is located directly across a public street or way from the lot in question.

ACCESSORY APARTMENT: A second dwelling unit contained within a single family detached dwelling or an accessory building on the same lot as a single family detached dwelling for use as a complete, independent living quarters, with provision for living, sleeping, bathing, and cooking.

The single family dwelling, including any accessory building, shall:

- (1) contain no more than one accessory apartment;
- (2) be owner-occupied for the entire time during which the accessory apartment is occupied;

The accessory apartment shall:

- (1) contain a total of less than 600 square feet, gross, of living area; and
- (2) be occupied by a person or household for whom the apartment is the primary residence.

ACCESSORY STRUCTURE: A subordinate structure that is detached from the principal structure, the use of which is incidental to that of the principal structure.

ACCESSORY USE: A use that is clearly incidental to the principal use, that is subordinate in area, extent, or purpose to the principal use being served, and that contributes to the comfort, convenience, or necessity of the principal use and that is located on the same lot with such principal building or use. In a residential district, the accessory use shall not be nonresidential in character. Piers, wharves and bulkheads are included in this definition. *(New last sentence - 11/15/05)*

NORMAL HIGH WATER MARK OR LINE - INLAND: That line which is apparent from visible markings, changes in the character of soils due to prolonged action of the water or changes in vegetation which distinguishes between predominantly aquatic and predominantly terrestrial land. Areas contiguous with rivers and great ponds that support non-forested wetland vegetation and hydric soils and that are at the same or lower elevation as the water level of the river or great pond during the period of normal high-water are considered part of the river or great pond. *(Amended 11/10/09, 6/15/10)*

NURSERY SCHOOL: See **DAY CARE CENTER (or NURSERY SCHOOL)** *(New – 11/15/05)*

NURSING OR CONVALESCENT HOME: A facility in which nursing care and medical services are performed under the general direction of persons licensed to practice medicine in the State of Maine for the accommodation of convalescent or other persons who are not in need of hospital care, but who do require, on a 24-hour basis, nursing care and related medical services.

OLDER MOBILE HOME: A single family manufactured unit which does not meet the definition of manufactured housing as set forth in Title 30-A, Section 4358, Subsection 1.A of the MRSA, as the same may from time to time be amended.

OPEN SPACE RESIDENTIAL DEVELOPMENT: A form of housing development which allows the developer flexibility in subdivision and housing design, including use of single family detached or attached, two-family, and/or multifamily dwellings, in return for setting aside a portion of the tract of land as permanent open space, in accordance with the provision of Article IX, Open Space Zoning, of this Ordinance. All open space residential developments shall be subject to subdivision regulations and approvals.

OPERATOR OF A PRIVATE RESIDENTIAL TREATMENT FACILITY : An operator of a Private Residential Treatment Facility must be accredited by the Joint Commission on Accreditation of Healthcare and must also either own or lease the facility. The operator of a Private Residential Treatment Facility must obtain a license from the State of Maine that is limited to the operation of a residential treatment facility and be authorized to do business in the State of Maine.

OUTPATIENT CARE : The term “Outpatient Care” refers to therapeutic services provided to clients in a non-residential setting that do not require overnight stays.

OWNERSHIP: Single or joint title to a lot or parcel of land described in a recorded deed or instrument. For purposes of determining whether a lot or parcel of land contiguous with another lot has the same ownership, a majority stockholder in a corporation shall be deemed the same owner as the corporation, each general partner shall be deemed the same owner as a partnership, and trustees and beneficiaries of a trust shall be deemed the same owners as the trust.

PENNANT: Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

PERSONAL SERVICE: A service listed under U.S. Standard Industrial Classification Code 72, and including laundry and cleaning services, photography studios, shoe repair shops, funeral homes, and similar services to the general public.

PIER: A permanent platform-type structure connected to the shoreline and usually built perpendicular therefrom over or beyond the normal high-water line or within a wetland, supported by pilings or cribbing. It is used for the berthing, loading, and unloading of vessels in coastal areas. *(Amended - 6/20/06) (Amended 11/10/09)*

PRIME FARM LAND: Land that has not been urbanized, has slopes that are predominantly 8 percent or less, and that has soils identified by the National Cooperative Soils Survey as within one or more of the following soils classification: Agawam, Buxton, Charlton, Elmwood, Paxton, Sudbury, Sutton, and Woodbridge.

PRIVATE RESIDENTIAL TREATMENT FACILITY: A Private Residential Treatment Facility is a treatment facility that provides a comprehensive recovery program for alcohol and other substance abuse disorders along with concurrent treatment for associated mental health issues appropriate for the level of care provided. The facility must solely be utilized for private residential rehabilitation that requires overnight care. A Private Residential Treatment Facility will not apply for or hold any State of Maine outpatient care license. All clients served by the Private Residential Treatment Facility must reside full-time on-site at the facility for a minimum stay of 21 days. All services offered at the facility are to be paid for privately by the client. The facility shall not accept clients that have been court mandated to attend rehabilitation treatment. All clients residing at the facility must be there on a voluntary basis and, prior to admission, must agree to sign a written contract with the operator of the facility that indicates the client's willingness to actively participate in the rehabilitative services provided. In addition, the operator shall carefully screen and evaluate all potential clients to determine that their rehabilitative needs are appropriate for the services provided by the facility. A Private Residential Rehabilitation Facility shall not offer any outpatient services.

PRIVATE SCHOOL: See **SCHOOL, PRIVATE** *(New – 11/15/05)*

PROFESSIONAL OFFICE: A structure which houses a business or corporate office or the office of a person or persons who supply a professional service other than a financial service, health service, or personal service, as defined in this Ordinance. Such professional services include accounting and bookkeeping, advertising and public relations, and radio, television and movie business offices, engineering, surveying, computer and data processing, photocopying and blueprinting, law, management and other professional consulting, membership organizations' offices, personnel supply, real estate, insurance, secretarial, social services, business services, business offices, and other services clearly similar in nature and purpose to those listed here.

PUBLIC SCHOOL: See **SCHOOL, PUBLIC** *(New – 11/15/05)*

Article VII Zoning Board of Appeals

Section 1. Appointment and Composition

- (1) There shall be a Zoning Board of Appeals in accordance with the provisions of 30-A M.R.S.A. Section 4353, as the same may be amended from time to time.
- (2) The Board shall consist of five members serving staggered terms of three years, appointed by the Board of Selectmen. The Board of Selectmen may also appoint three (3) alternate members to serve in the absence of regular members. Any alternate members appointed to the Zoning Board of Appeals shall serve one-year terms. During the absence of a regular member at any meeting, the Chairman of the Zoning Board of Appeals shall designate the alternate member who shall serve during the absence of the absent regular member.
- (3) Once a member of the Zoning Board of Appeals has been sworn into office, he or she shall continue in that office for the remainder of his or her term without having to renew said oath of office annually.

Section 2. Procedures

- (1) The Zoning Board of Appeals shall conduct its meetings in accordance with the provisions of 30-A M.R.S.A. Section 4353, as the same may be amended from time to time.
- (2) The presence of three voting members of the Zoning Board of Appeals shall constitute a quorum.
- (3) An appeal or any application for action by the Zoning Board of Appeals shall be granted or a decision of the Code Enforcement Officer can be overruled only upon an affirmative vote of at least three members of the Zoning Board of Appeals on each finding of fact and the final disposition. (*Amended – 11/15/05*)
- (4) Before rendering a decision on any appeal, the Zoning Board of Appeals shall conduct a public hearing, which shall be advertised ten days in advance in a local newspaper and posted in other places usually used for public notices, at the expense of the appellant.
- (5) The Zoning Board of Appeals shall not continue hearings to a future date except for good cause.
- (6) Written notice of the decision of the Board shall be sent to the applicant and the Code Enforcement Officer within seven days of its decision.

Zoning Ordinance, in accordance with the Standards of Article VII, Section 6 of this Zoning Ordinance.

(6) Off-Street Parking

To grant waivers of the off-street parking requirements in the Downtown, River Business, Transitional River Business, and Harbor Business Districts in accordance with Article X, Part II, Section 4(2)(c)(4)(iii) and Article X, Part II, Section 2(c)(5).

(7) Stop Work Orders, Revocation of Permits, and Other Similar Notices

To affirm, modify or set aside the action of the Code Enforcement Officer in issuing "stop work" orders, revocation of permits, notices of violations of this Ordinance, and other similar actions, when it is alleged that such action is based upon an error of the Code Enforcement Officer, in concluding that there has been a violation of the Zoning Ordinance by any person, noncompliance with building permits or other sufficient cause under the Zoning Ordinance.

(8) To decide an appeal of a site plan decision of the Planning Board concerning errors of law, according to the terms of Article XII, Section 2(8).

(9) To decide an appeal of a decision of the Code Enforcement Officer or the Planning Board, as an administrative appeal, from a decision pursuant to the Wireless Telecommunications Facility Siting Ordinance, when it is alleged that the decision is based on an erroneous interpretation of that Ordinance. The review of the Zoning Board of Appeals shall be based exclusively on the record before the Planning Board. An appeal of a decision of the Code Enforcement Officer shall be *de novo* (requiring an evidentiary hearing).

Section 4. Special Exception Permits

(1) Purpose and Applicability

The purpose of this Section is to enable the Zoning Board of Appeals to review certain proposed uses of the land that have the potential of creating unusual or undue impacts on surrounding properties, municipal facilities, or the natural environment. A building, structure, or parcel of land may be used for a special exception use if the use is specifically listed in the regulations governing the zoning district in which the use is proposed, and if a special exception permit is approved by the Zoning Board of Appeals.

(2) Application for Special Exception Permit

Application for a special exception permit shall be made to the Code Enforcement Officer on forms provided for the purposes accompanied by such fee as the Board of Selectmen shall set on an annual basis for such applications. The applicant shall:

- (a) Clearly specify the location of the proposed use, including street address, Assessor's tax map and lot number, and a location map.
 - (b) Describe the exact nature of the proposed use.
 - (c) Submit such other materials as will enable the Zoning Board of Appeals to determine that the standards for approval of a special exception permit have been met. The burden of providing the information upon which the Board bases its findings and of proving conformity with the standards shall be the applicant's.
- (3) Standards for a Special Exception Permit

A special exception may be granted by the Zoning Board of Appeals only in the event that the applicant has established to the satisfaction of the Board that:

- (a) Neither the proposed use nor the proposed site upon which the use will be located is of such a character that the use will have significant adverse impact upon the value or quiet possession of surrounding properties greater than would normally occur from such a use in the zoning district. In reaching a determination on this standard, the Board shall consider:
 - (i) the size of the proposed use compared with surrounding uses;
 - (ii) the intensity of the proposed use, including amount and type of traffic to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use, compared with surrounding uses;
 - (iii) the potential generation of noise, dust, odor, vibration, glare, smoke, litter, and other nuisances;
 - (iv) unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which tend to aggravate adverse impacts upon surrounding properties; and
 - (v) the degree to which landscaping, fencing, and other design elements have been incorporated to mitigate impacts on surrounding properties.
- (b) Municipal facilities serving the proposed use will not be overburdened. In reaching a determination on this standard the Board shall consider:
 - (i) the ability of traffic to safely move into and out of the site at the proposed location;
 - (ii) the presence of facilities to assure the safety of pedestrians passing by the site;
 - (iii) the capacity of the street network to accommodate the proposed use;

- (iv) the capacity of public sewerage and water facilities, if they are to be used, to accommodate the proposed use; and
- (v) the capacity of the public storm drainage system, if it is to be used, to accommodate the proposed use.
- (c) The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plains, shall not be such that the proposed use when placed on the site will cause undue harm to the environment or to neighboring properties.

(d) Undisclosed Future Uses:

In an application for a special exception requiring renovation or enlargement of an existing building or new construction, the applicant shall not be required to name specifically all the uses on the lot if they are not known at the time of renovation, enlargement or new construction. Instead, the applicant shall state on his application all the specific uses that are anticipated for the lot. For the area on the lot for which the use is not then known, the applicant shall designate those areas as "undisclosed future uses". The applicant must designate on the application at least one known special exception use. The Zoning Board of Appeals may grant special exceptions for the known specific uses and the project may proceed to site review, if required, and a building permit may be issued after site plan review, with the condition that any required special exceptions for the undisclosed future uses will be obtained when the uses are determined. The lot shall not be used for the undisclosed future uses which require a special exception until the required special exception is obtained.

- (e) In considering the foregoing standards the Zoning Board of Appeals shall fully review these standards even though the applicant may also be subject to site plan approval.

(4) Additional Standards in Shoreland Areas

For special exception permit applications in shoreland areas, the Board shall additionally find that the proposed use:

- (a) will not result in unreasonable damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat;
- (b) will reasonably conserve shoreland vegetation;
- (c) will reasonably conserve visual points of access to waters as viewed from public facilities;
- (d) will reasonably conserve actual points of public access to waters;

- (e) will reasonably conserve natural beauty;
 - (f) will reasonably avoid problems associated with flood plain development or use;
 - (g) Access from shore shall be developed on soils appropriate for such use and constructed so as to reasonably control erosion or sedimentation on both subject and surrounding properties.
 - (h) The use shall not unreasonably interfere with beach areas.
 - (i) The facility shall be located so as to minimize adverse effect on marine harvesting and commercial fishing.
 - (j) The facility shall be located so as not to interfere with commercial or recreational boating and moorings.
- (5) Additional Standards for a Private Residential Treatment Facility: Alcohol addiction is an acknowledged public health issue and a disability that poses significant problems for individuals and families. It is a complex health problem that requires comprehensive treatment to address the multiple components of this disease. A Private Residential Treatment Facility provides specialized treatment methods designed to help clients recover from their alcohol addiction and any associated mental health issues. A successful Private Residential Treatment Facility requires a setting that is private, quiet, safe and serene. A Private Residential Treatment Facility shall preserve the residential character of the building and preserve open space. In the Coastal Residential Zone, a Private Residential Treatment Facility must meet the following criteria:
- (a) The facility must be located on a single parcel of land created before the enactment of this Ordinance Amendment that is at least 10 acres in size and containing at least one building with at least 5 bedrooms that were in existence before the enactment of this Ordinance Amendment. The existing building shall be preserved by using the building as a Private Residential Treatment Facility.
 - (b) The Private Residential Treatment Facility shall contain one building that will serve as the clients' only residence, which has at least 8 single-occupancy bedrooms and a maximum of 14 single-occupancy bedrooms, each with a private bathroom reserved for client use.

- The combined space of the private bathroom and bedroom area for each client shall be a minimum of 225 square feet in size. The building shall provide a minimum of 3,500 square feet of common space for the clients in the building.
- (c) All buildings occupied in part or in whole for residential dwelling purposes within the facility shall be set back from the road a minimum of 100 feet and set back from side lines a minimum of 50 feet.
 - (d) All accessory structures built after the enactment of this Amendment to the Ordinance shall be set back a minimum of 100 feet from the road and 25 feet from the side lines except for grandfathered structures.
 - (e) Any expansion, demolition, substantial exterior alteration, or replacement of any structure will retain the appearance of and reflect the existing residential character of the district and require additional Planning Board Site Plan Approval.
 - (f) Clients at the facility must be at least 18 years of age or older. Clients are not permitted to have cars at the facility except in unusual circumstances.
 - (g) Traffic flow shall have a daily maximum trip generation per passenger car equivalent per bedroom of four (4) trip ends per day, meaning to say, two (2) round trips per day per bedroom. For a 12-bedroom facility, this would generate forty-eight (48) trip ends per day or twenty-four (24) round trips per day. Other permitted uses on site must comply with trip generation based on the Trip Generation Manual, in current edition, published by the Institute of Transportation Engineers.
 - (h) The Private Residential Treatment Facility must meet the standards for Site Plan Review set forth in this Ordinance as determined by the Planning Board.
 - (i) The Private Residential Treatment Facility must meet the requirements of a Special Exception as determined by the Zoning Board of Appeals.
 - (j) Any new operator will be required to complete a new application and to receive approval from the Planning Board before commencing to operate the facility. The Planning Board must find that all of the above requirements have been met and that the facility and operator meet the definition of a Private Residential Treatment Facility and the definition of an operator of a Private Residential Treatment Facility as set forth in this Ordinance.
 - (k) The rehabilitation facility shall provide care and supervision with a staff on site 24 hours a day, all year. The facility must employ a minimum of:
 - (i) State of Maine licensed Psychiatrist;
 - (ii) State of Maine licensed LICSW or PhD Clinical Director;
 - (iii) State of Maine licensed LICSW or PhD Clinician;
 - (iv) State of Maine licensed R.N.;
 - (v) Two Counselors per eight hour shift (CRCs);
 - (vi) State of Maine licensed Occupational Therapists.

| (6) Conditions of Approval

The Board may attach conditions to its approval of a special exception permit. These conditions may include, but are not limited to, such requirements as:

- (a) street improvements;
- (b) access restrictions;
- (c) hours of use;
- (d) buffering and screening;
- (e) utility improvements;
- (f) performance guarantees for off-site improvements required as conditions of approval.

| (7) Reapplication

If the Zoning Board of Appeals shall deny a special exception permit, a second request of a similar nature shall not be brought before the Board within two years from the date of the first request, unless in the opinion of the majority of the Board, substantial new evidence can be brought forward, or unless the Board finds that an error of law or misunderstanding of facts has been made, or unless amendment to the zoning ordinance has changed the status, circumstances, or conditions of the matter which was brought before the Board.

| (8) Duration of Special Exception Permit

- (a) Provided all conditions and standards of approval are met, a special exception permit shall be a permanent grant of permission and shall "run with the land."
- (b) A use granted by special exception may be expanded in area or function only with the granting of a new special exception by the Zoning Board of Appeals.

| (9) Scope of Permit

Any permit or approval granted hereunder is subject to all elements of the final plans and specifications submitted by the applicant and to all representations, oral or written, made by or on behalf of the applicant in support of the application or with respect to the nature and scope of the use, activity or work proposed, and all such permits or approvals shall include, as an express condition, a written statement to said effect.

| (10) Special Criteria for Low Impact Uses

A low impact use, as defined in this Ordinance, shall:

Article VIII District Regulations

Section 1. Natural Resource Protection District (RP)

A. Purpose

The purpose of this district is to protect fragile shorelines and other lands of unique geologic and natural features, especially those that include steep slopes, high elevations, unstable soils, wetlands, and floodplains, on which development would adversely affect water quality, disrupt productive habitat and biological ecosystems, or destroy scenic and natural values. *(Amended 11/10/09)*

B. Permitted Uses

The following uses are permitted in the Natural Resource Protection District:

The following resource protection uses:

- (1) Fire prevention activities
- (2) Harvesting of wild crops
- (3) Hunting and fishing, in accordance with state and local regulations
- (4) Non-intensive recreation not requiring structures
- (5) Resource management activities, excluding timber harvesting and land management roads *(Amended 11/10/09)*

The following utility uses:

- (6) Essential services, but only to serve a permitted use in the Natural Resource Protection District, except where it is demonstrated that no reasonable alternative exists

C. Uses Permitted as Special Exceptions

The following uses may be permitted only upon approval as special exceptions in accordance with the appropriate provisions of this Ordinance:

The following resource production uses:

- (1) Agriculture
- (2) Timber harvesting and land management roads *(Amended 11/10/09)*

The following utility uses:

- (3) Public utilities
- (4) Road construction

D. Prohibited Uses

Section 5. Coastal Residential District (CR)

A. Purpose

The Coastal Residential District includes lands along scenic coastal corridors north and south of the village area. The purpose of the district is to allow for a moderate level of residential and other development while assuring that these corridors retain their scenic landscapes and vistas and continue to serve as attractive gateways to Camden. The intention is that development be designed to fit into the existing character that includes rolling terrain and interspersed woods, fields, structures, and views of the water.

B. Permitted Uses

The following uses are permitted in the Coastal Residential District:

The following resource protection uses:

- (1) Uses listed in Section 1 of this Article, Natural Resource Protection District, paragraph B

The following resource production uses:

- (2) Agriculture
- (3) Timber harvesting

The following residential uses:

- (4) Single family dwellings
- (5) Two-family dwellings
- (6) Open space residential developments that meet the standards of Article IX
- (7) Cottages

The following municipal and institutional uses:

- (8) Family cemeteries, as defined by state law (13 MRSA §1142), covering no more than one-quarter of an acre of land, a description of which is recorded with the Town Clerk or with the Knox County Registry of Deeds

The following commercial uses:

- (12) Outdoor storage of boats, provided the screening standards of Article X, Part II, Section 3(5) are met and indoor storage of boats in buildings on lots of 5 or more acres in size provided that the storage facility was in existence on January 1, 2003 and is located at least 125 feet from any residential lot boundary or a public way.
(Amended – 11/11/03)
- (10) Storage within barns or similar accessory structures existing as of the date of adoption of this Ordinance

The following marine uses:

- (11) Municipal boat ramps and municipal piers

The following utility uses:

- (12) Essential services
- (13) Road construction

The following accessory activities:

- (14) Accessory uses
- (15) Home occupations
- (16) Homestay

C. Uses Permitted as Special Exceptions

The following uses may be permitted only upon approval as special exceptions in accordance with the appropriate provisions of this Ordinance:

The following municipal and institutional uses:

- (1) Cemeteries
- (2) Municipal uses
- (3) Quasi-public facilities, provided no structures are involved
- (4) Nursery schools and day care centers

The following recreational uses:

- (5) Golf courses

The following utility uses:

- (6) Public utilities

The following commercial uses:

(7) Expansion of hotels or motels with ten or more rooms offered for rent legally in existence as of March 11, 1985, within a lot of record existing as of March 11, 1985, subject to conformity with applicable space and bulk standards.

(8) Private Residential Treatment Facility. See Article VII Section 4, (5) for additional requirements for approval.

The following industrial uses:

(98) Expansion of facilities used for the storage and maintenance of construction equipment and which were legally in existence as of March 11, 1985, within lots of record existing as of March 11, 1985, subject to conformity with applicable space and bulk standards.

D. Prohibited Uses

Uses not allowed as permitted uses or special exceptions are prohibited within this district.

E. Standards

- (1) The standards of performance of Article X, Parts I and II, shall be observed.
- (2) The following space and bulk standards shall apply:

- a. Lots that are part of residential subdivisions approved by the Planning Board after the date of adoption of this Ordinance shall comply with the terms of Article IX, Open Space Zoning; except that subdivisions for which completed applications have been submitted to the Planning Board prior to the date of adoption of this Ordinance shall be subject to the regulations in effect at the time of their submission.
- b. For all other lots, the following space and bulk standards shall apply:

	Sewer	No Sewer
MINIMUM LOT AREA		
Residential	30,000 sq.ft.	40,000 sq.ft.
Nonresidential	30,000 sq.ft.	40,000 sq.ft.
MINIMUM LOT AREA PER DWELLING UNIT	30,000 sq.ft.	40,000 sq.ft.
MINIMUM STREET FRONTAGE		
Residential	100 ft.	150 ft.
Nonresidential	100 ft.	150 ft.
MINIMUM SETBACKS		
Residential and Nonresidential		
Front	25 feet	25 feet
Side	15 feet	25 feet
Back	15 feet	25 feet
Normal high water mark	See Article X, Part 1, Section 1(9)(j)	See Article X, Part 1, Section 1(9)(j)
Side and back yard for nonresidential use abutting a residential use	25 feet	25 feet
MAXIMUM BUILDING COVERAGE	20%	20%
MAXIMUM GROUND COVERAGE, SHORELAND AREA	20%	20%
MAXIMUM BUILDING OR STRUCTURE HEIGHT		
Residential	30 feet	30 feet
Nonresidential	30 feet	30 feet
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS ON SAME LOT	30 feet	30 feet

- (3) Screening
Nonresidential uses abutting a residential use or a district other than a business or industrial district shall provide screening in accordance with the standards in Article X, Part II, Section 3, of this Ordinance.
- (4) Shoreland Area
Properties within shoreland areas shall comply with the additional standards set forth in Article X, Part I, Section 1, of this Ordinance.
- (5) Historic Areas
Properties within historic areas shall comply with the additional standards set forth in Article X, Part I, Section 3 of this Ordinance.